

For Sale, Land, Plot, Nicosia, Strovolos, Chryseleousa, 1,227m²

For Sale : **€ 650,000**

Description
High-Yield Residential Plot in Chryseleousa – Strategic Investment Opportunity

Whether you are a family ready to build your custom forever home or a smart investor looking to develop a profitable residential project, this exceptional 1,227 sqm building plot in the prestigious Chryseleousa area of Strovolos offers the perfect blank canvas. Buying land in this established and highly accessible neighborhood provides the ultimate freedom to bring your architectural vision to life, surrounded by a community that guarantees long-term value. This site is a high-value residential opportunity specifically suited for those who prioritize central connectivity, privacy, and modern living in one of Nicosia's most active urban sectors.

Versatile Development Opportunities

Boasting a well-positioned surface in a quiet cul-de-sac within the desirable Ka6 zone, this property is primed for immediate construction. With a 90% building density and a 50% coverage ratio, the zoning offers fantastic versatility: it is perfectly sized for a spacious, multi-level family house with a private garden or a small development of residential units for high-yield returns. The plot is ideally suited for those looking for plots of land for sale in Strovolos that balance suburban comfort with strong development potential, making the transition from blueprint to reality incredibly smooth with a structural allowance for 2 floors and 10 meters in height.

Key Property Features

Property Type: Residential Building Plot
Location: Chryseleousa, Strovolos, Nicosia
Plot Size: 1,227 sqm of prime, developable land
Planning Zone: Ka6 (Residential)
Building Density: 90% (Balance between small development and high-value living)
Coverage Ratio: 50%
Structural Allowance: 2 Floors / 10m Height
Infrastructure: Located in a cul-de-sac with a green area in front, ensuring privacy and immediate access to all urban utilities
Legal Status: Title deed available
Cyprus real estate investment: High-value potential in a central and growing residential hub

Location and Neighborhood Benefits

Location is the foundation of any great investment when you want to buy land in Nicosia. Situated in a premium pocket of Strovolos, this plot offers a rare balance of residential tranquility and extreme convenience. You are just a short walk from major healthcare, educational, and retail landmarks, making it an area highly attractive to both families and quality tenants. Enjoy the benefits of being in a well-connected district with seamless access to the city center and the primary motorway network.

Land for sale near Apollonion Private Hospital: Located within walking distance, providing immediate access to one of the capital's leading private healthcare facilities.
K-Cineplex Strovolos: Situated just 1.1 km away, providing rapid access to the area's primary entertainment and cinema hub.
European University Cyprus: Reachable within a short 5-minute drive, ensuring proximity to a leading higher education institution.
Strovolos Town Hall: Positioned within a 4-minute drive, offering immediate access to the district's primary administrative and civic center.
Makario Stadium: Located within a 3-minute drive, offering easy access to one of the district's primary sports and event hubs.

Make It Yours

If you are searching for G&P Lazarou trusted properties with guaranteed potential, this large residential plot in Chryseleousa is an unparalleled opportunity. Prime development land with this specific density and positioning in such a central location is highly coveted and moves quickly.

Contact G&P Lazarou Estate Agents today to arrange a private consultation and discuss the possibilities for your next high-yield residential project. G & P Lazarou Estate Agents has been a leader in the Cyprus property market for over 3 decades of experience,

offering unmatched expertise and a commitment to excellence.

Details

Property Type: **Land**

Status: **Available**

Website

Main Features

Property Subtype: **Plot**

Town Planning Zone: **Residential**

Height: **10**

Area

Plot Area: **1,227m²**